

STATE BUDGET AND CONTROL BOARD
MEETING OF May 15, 2007

BLUE AGENDA
ITEM NUMBER 2

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

Budget and Control Board approval is requested for the following permanent improvement project establishment requests and budget revisions which have been reviewed favorably by the Joint Bond Review Committee:

- (a) Summary 8-2007: JBRC Item 4. The Citadel
Project: 9593, Campus Wide Mechanical and Electrical Repairs/Replacements
Request: Increase budget to \$1,003,151 (add \$50,000 Other, Maintenance Reserve funds) to provide sufficient funds to replace the cooling tower on Letellier Hall at The Citadel. The cooling tower is approximately 25 years old and has reached the end of its expected life. The unit could fail at any time, which would be detrimental to education activities and engineering department operations in the building. Additional mechanical and electrical work has already been done campus wide as part of this project. The agency reports the total projected cost of this project is \$1,003,151 and annual operating cost savings of \$50,000 will result in the three years following project completion. (See Attachment 1 for annual operating cost savings.)
- (b) Summary 8-2007: JBRC Item 6. Clemson University
Project: 9856, Clemson ICAR Parking Structure Construction
Request: Increase budget to \$21,600,000 (add \$200,000 Other, Gift funds) to upfit the 5,000 square foot gallery associated with construction of the 1,200 car parking garage on Clemson's ICAR campus in Greenville. The work will include the addition of restrooms, upgraded lighting and finishes, furnishings and a state-of-the-art audio visual system. The gallery will be used for special displays and events and support academic and economic development recruitment efforts on the ICAR campus. The agency reports the total projected cost of this project is \$21.6 milion and additional annual operating costs ranging from \$56,000 to \$59,000 will result in the three years following project completion. (See Attachment 2 for additional annual operating costs.)
- (c) Summary 8-2007: JBRC Item 8. Clemson University
Project: 9876, Computer Center Roof Replacement
Request: Establish project and budget for \$700,000 (Other, Institutional Capital Project Funds) to replace the existing roof with a new built-up roof on Clemson's Computer Center at the Pendleton Research Park. The 38,791 square foot roof is 20 years old, is leaking, and has reached the end of its life expectancy. The roof replacement is needed to protect the integrity of the building and to protect sensitive computer equipment housed in the center. The agency reports

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the total projected cost of this project is \$700,000 and no additional annual operating costs will result from the project.

- (d) Summary 8-2007: JBRC Item 9. Clemson University
Project: 9877, Poole Agricultural Center Window and Brick Veneer Repairs
Request: Establish project and budget for \$700,000 (Other, Institutional Capital Project Funds) to replace the original windows, the exterior glass curtain walls on the entrance, and the brick veneer on Clemson's Poole Agricultural Center. The original single-pane windows are more than 50 years old, have deteriorated and warped due to age, and fit poorly in the masonry openings. The brick veneer has detached from the structural system and will be reconnected. The window and brick veneer replacements will enhance energy efficiency and create a safer entrance to the facility. The agency reports the total projected cost of this project is \$700,000 and no additional annual operating costs will result from the project.
- (e) Summary 7-2007: JBRC Item 4. Francis Marion University
Project: 9556, Smith University Center Indoor Pool Deferred Maintenance
Request: Increase budget to \$967,272 (add \$392,272 Other, Research University Infrastructure Bonds and \$300,000 Other, Maintenance Reserve funds) to address indoor pool deferred maintenance in the Smith University Center at Francis Marion. The center was constructed in 1974 with an indoor pool for physical education and recreational activities. High humidity and chlorine gases have corroded windows, doors, pool equipment and the suspended support system, creating safety issues. To correct these problems, work will include removing the suspended ceiling, sandblasting and repainting the structure, replacing the corroded HVAC with a dehumidification system and ductwork, replacing pool equipment, light fixtures, windows, and doors, and repairing the pool deck. The agency reports the total projected cost of this project is \$967,272 and no additional annual operating costs will result from the project.
- (f) Summary 8-2007: JBRC Item 14. SC State University
Project: 9625, Turner Hall Exterior Façade and Roof Repair/Replacement Phase I
Request: Increase budget to \$474,495 (add \$157,495 Institution Bond funds) to seal the exterior of the D Wing of Turner Hall at SC State. Exterior wall panels were removed and a temporary sealant was applied four years ago as the University explored repair options for the facility. The temporary sealant has failed and water is entering wall cavities of the building. The work will include removing

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the temporary exterior wrap and installing a new stucco-like waterproofing material. The agency reports the total projected cost of this project is \$474,495 and no additional annual operating costs will result from the project.

- (g) Summary 8-2007: JBRC Item 15. USC - Columbia
Project: 9811, SOM Building No. 3 Renovation Phase II
Request: Increase budget to \$9,350,000 (add \$455,000 Other, Institutional Capital Project Funds) to provide building furnishings as renovation of the USC School of Medicine's Building 3 nears completion. The renovation has been done in phases since 1996 and includes complete renovation of the first two floors and the basement on the VA hospital site. Funds originally budgeted for equipment and materials were reallocated during renovation to address unanticipated expenses related to seismic requirements and unforeseen conditions related to previously renovated space. Additional funds are needed to purchase furnishings to complete the project. The agency reports the total projected cost of this project is \$9,350,000 and no additional annual operating costs will result from this request.
- (h) Summary 8-2007: JBRC Item 21. USC - Columbia
Project: 6041, Equestrian Farm Acquisition
Request: Establish project and budget for \$25,000 (Athletic funds) to cover the cost of an appraisal, environmental study, building condition assessment and other investigative studies required to adequately evaluate property. USC is considering the purchase of an approximately 27-acre equestrian farm with covered arenas, horse barns, and locker and tack rooms to provide a permanent home for the USC Equestrian program. The property in Blythewood, currently leased by USC, will be used for equestrian team practice and for housing horses. The agency reports the total projected cost of this project is not expected to exceed \$1 million and no additional annual operating costs will result from this request.
- (i) Summary 8-2007: JBRC Item 22. USC - Aiken
Project: 9529, Convocation Center
Request: Increase budget to \$25,969,000 (add \$249,000 Other, Institutional Capital Project Funds) to revise the scope to provide additional equipment needed to complete construction of the new Convocation Center at USC - Aiken. Additional funds are needed to purchase remaining fixed equipment, including an exterior marquee and a rigging grid to be placed above the stage area for lighting,

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sound equipment and other stage props. This equipment is needed to accommodate special events and to announce upcoming activities to be hosted at the center. The planned function of the center has changed to include more extensive use for outside functions and the additional equipment is needed to support that goal. The agency reports the total projected cost of this project is \$25,969,000 and additional annual operating costs of \$1,500 will result from this request in the three years following project completion. (See Attachment 3 for additional annual operating costs.)

(j) Summary 8-2007: JBRC Item 23. USC - Upstate

Project: 9536, Residence Hall Acquisition

Request: Establish project and budget for \$50,000 (Other, Housing funds) to cover the cost of an appraisal, environmental study, building condition assessment and other investigative studies required to adequately evaluate property. USC - Upstate is considering the purchase of an approximately 350-bed, recently constructed dormitory from one of its foundations on land owned by Spartanburg County. The proposed acquisition will allow USC - Upstate to more efficiently and effectively integrate the operation and maintenance of the facility with other housing assets and to better manage housing costs, revenues and financing. The agency reports the total projected cost of this project is \$13,050,000 and no additional annual operating costs will result from this request.

(k) Summary 7-2007: JBRC Item 7. USC - Lancaster

Project: 9508, Deferred Maintenance

Request: Increase budget to \$417,510 (add \$100,000 Other, Institutional funds) to cover the low bid to renovate the HVAC system in USC - Lancaster's Hubbard Hall. The renovation will provide improved control of the heating and air conditioning systems and provide for the introduction of fresh air into the facility. The building was built in 1964 and has had no major renovations to the HVAC system since. An energy audit found the facility uses 100% recirculated air which presents a health issue for students, faculty and staff. The funds in this project, along with deferred maintenance Research University Infrastructure Bonds approved for H37-9507, Hubbard Hall HVAC Renovation, will provide total funding for the renovation. The agency reports the total projected cost of the HVAC work funded by both projects is \$966,260 and no additional annual operating costs will result from the project.

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- (l) Summary 8-2007: JBRC Item 25. Winthrop University
Project: 9559, University Place Acquisition
Request: Establish project and budget for \$20,000 (Other, Institutional Capital Project Funds) to cover the cost of an appraisal, environmental study, building condition assessment and other investigative studies required to adequately evaluate property. Winthrop is considering the purchase of a privately developed apartment complex of approximately 6.2 acres and 153 apartment units adjacent to campus that will provide housing for 450 to 550 students. On-campus residence halls are filled to capacity and additional housing is needed to meet the requirement that all freshmen and sophomores live in campus housing. The agency reports the total projected cost of this project could be as high as \$26 million and additional annual operating costs of \$485,000 will result in the three years following acquisition. (See Attachment 4 for additional annual operating costs.)
- (m) Summary 8-2007: JBRC Item 26. Medical University of South Carolina
Project: 9674, Hollings Cancer Center Expansion
Request: Increase budget to \$91,295,812 (add \$160,000 Other, Hospital Revenue funds) to provide for the installation of tomography equipment in the Radiation Oncology area of MUSC's Hollings Cancer Center. The equipment will be used to treat numerous areas of the body during one treatment. The installation was delayed to obtain a certificate of need from DHEC. The agency reports the total projected cost of this project is \$91,295,812 and no additional annual operating costs will result from this request.
- (n) Summary 7-2007: JBRC Item 8. State Board for Technical and Comprehensive Education
Project: 9960, Aiken - Building 100/200 Flooring Renovation
Request: Increase budget to \$610,000 (add \$100,000 Other, Local funds) to cover unanticipated additional costs found after renovation of Building 100/200 at Aiken Tech started. This flooring project is being done in conjunction with H59-9913, Aiken - Building 100/200 Renovations for general refurbishment, funded with deferred maintenance Research University Infrastructure Bonds. As demolition work began in Building 200, mechanical and electrical deficiencies were uncovered that must be corrected and the college anticipates additional costs will be incurred to upgrade the data wiring to classrooms and offices. To cover these and other unanticipated costs that may occur in renovating Building 100, additional funds are needed. The agency reports the

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total projected cost of the renovations funded by both projects is \$1,432,899 and no additional annual operating costs will result from the project.

(o) Summary 7-2007: JBRC Item 9. State Board for Technical and Comprehensive Education

Project: 9982, Denmark - Roof Repair/Replacement

Request: Establish project and budget for \$469,138 (Capital Improvement Bond funds) to replace the roofs on nine buildings at Denmark Tech. The roofs are more than 25 years old, are leaking and have been repaired several times. Due to the age of the roofing systems and the development of new leaks, replacement is the most cost effective option. The agency reports the total projected cost of this project is \$469,138 and operating cost savings ranging from \$8,000 to \$10,580 will result in the three years following project completion. (See Attachment 5 for annual operating cost savings.)

(p) Summary 7-2007: JBRC Item 10. Adjutant General

Project: 9715, North Charleston National Guard Armory Roof Replacement

Request: Increase budget to \$1,100,000 (add \$351,268 Federal and \$351,277 Other, Earmarked Rental and Unit Maintenance funds) to complete replacement of the 35 year-old roof at the North Charleston National Guard Armory. The work will include removing the existing roof and insulation down to the decking and installing a new roofing system with metal roof flashing. The existing roof is deteriorating and beyond repair and is being replaced in phases as funds become available. The agency reports the total projected cost of all phases of this project is \$1.1 million and no additional annual operating costs will result from the project.

(q) Summary 7-2007: JBRC Item 11. Adjutant General

Project: 9730, Batesburg National Guard Armory Roof Replacement

Request: Establish project and budget for \$300,000 (\$150,000 Appropriated State and \$150,000 Federal funds) to replace the 40 year-old roof at the Batesburg National Guard Armory. The work will include removing the existing roof and insulation down to the decking and installing a new roofing system with metal roof flashing. The existing roof is deteriorating and beyond repair. The agency reports the total projected cost of this project is \$300,000 and no additional annual operating costs will result from the project.

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- (r) Summary 7-2007: JBRC Item 12. Adjutant General
Project: 9731, Florence National Guard Armory Roof Replacement
Request: Establish project and budget for \$450,000 (\$225,000 Appropriated State and \$225,000 Federal funds) to replace the 40 year-old roof at the Florence National Guard Armory. The work will include removing the existing roof and insulation down to the decking and installing a new roofing system with metal roof flashing. The existing roof is deteriorating and beyond repair. The agency reports the total projected cost of this project is \$450,000 and no additional annual operating costs will result from the project.
- (s) Summary 7-2007: JBRC Item 13. Adjutant General
Project: 9732, Lancaster National Guard Armory Roof Replacement
Request: Establish project and budget for \$500,000 (\$250,000 Appropriated State and \$250,000 Federal funds) to replace the 35 year-old roof at the Lancaster National Guard Armory. The work will include removing the existing roof and insulation down to the decking and installing a new roofing system with metal roof flashing. The existing roof is deteriorating and beyond repair. The agency reports the total projected cost of this project is \$500,000 and no additional annual operating costs will result from the project.
- (t) Summary 8-2007: JBRC Item 1. Budget and Control Board
Project: 9802, Blatt Building Emergency Generator Installation
Request: Increase budget to \$454,000 (add \$22,000 Other, Depreciation Reserve funds) to complete the emergency generator installation in the Blatt Building. Additional funds are needed to add the Blatt Building security system to the emergency power panel and to insulate the generator exhaust piping. During a recent power outage, it was discovered that the security system for the Blatt Building was not connected to the emergency power panel, which results in a breakdown in security during power outages. Insulation is needed to ensure that the generator operates at peak efficiency. The agency reports the total projected cost of this project is \$454,000 and no additional annual operating costs will result from the project.
- (u) Summary 8-2007: JBRC Item 3. Budget and Control Board
Project: 9835, Gressette Building Roof Replacement
Request: Establish project and budget for \$317,500 (Other, Depreciation Reserve funds) to replace the 31-year old roof on the Gressette Building. The roof has reached the end of its expected life, the flashing is loose, and the roof is leaking. As a

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result, water is damaging the building's interior. The agency reports the total projected cost of this project is \$317,500 and no additional annual operating costs will result from the project.

- (v) Summary 8-2007: JBRC Item 30. Department of Mental Health
Project: 9700, Harris Hospital Life Safety Renovations
Request: Increase budget to \$1,055,000 (add \$155,000 Other, Property Sales funds) to cover additional unexpected costs associated with replacing the fire alarm system and upgrading the emergency power supply at Mental Health's Harris Hospital. During the design phase, some fireproofing compound located above the ceilings in assembly areas was found to be inadequate and requires replacement. In addition, some door hardware work is required for the new fire alarm system to control the door locking arrangements for patient units. Both needs tie into the fire alarm system work to comply with life safety and building code requirements and would best be done while the fire alarm work is in process. The agency reports the total projected cost of this project is \$1,055,000 and no additional annual operating costs will result from the project.
- (w) Summary 8-2007: JBRC Item 31. Department of Disabilities and Special Needs
Project: 9807, Whitten Center - Work Activity Center/Maintenance Roof Replacement
Request: Establish project and budget for \$500,000 (Excess Debt Service funds) to replace the flat roofs with built-up roofs on the Work Activity Center and Maintenance Shop at DDSN's Whitten Center. The roof replacement on the Work Activity Center will also include replacing or eliminating existing skylights. The roofs are more than 20 years old, are leaking and are damaging the buildings' contents. Repairs have not alleviated the leaking problems. The agency reports the total projected cost of this project is \$500,000 and no additional annual operating costs will result from the project.
- (x) Summary 7-2007: JBRC Item 14. Department of Corrections
Project: 9676, Perry Correctional Institution Lift Station Upgrade
Request: Increase budget to \$292,000 (add \$45,000 Capital Improvement Bond funds) to cover the bid to renovate the wastewater lift station at the Perry Correctional Institution. Bids were taken and the low bid exceeds the original project budget due to increased costs since the project was established in June 2006. The existing pump continuously breaks down, the secondary backup pump is inoperable, the valves are corroded, and the system frequently blows the electrical breakers. The design of the force main interface restricts the flow,

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causing the pump to exceed design limits. The agency reports the total projected cost of this project is \$292,000 and no additional annual operating costs will result from the project.

- (y) Summary 8-2007: JBRC Item 37. Department of Parks, Recreation and Tourism
Project: 9661, State Park Maintenance and Repair
Request: Increase budget to \$4,116,565 (add \$250,000 Other, Park Revenue funds) to continue maintaining and repairing state park facilities for the Department of Parks, Recreation and Tourism. Additional funds are needed to make timely repairs to roofs and utilities and to do asbestos testing and abatement at facilities throughout the state park system to keep them operational for visitors and staff. The agency reports the total projected cost of this project, including previous repairs, is \$4,116,565 and no additional annual operating costs will result from this request.

BOARD ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions. All items have been reviewed favorably by the Joint Bond Review Committee

ATTACHMENTS:

Attachments